

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

In Re: Case No.: 17-15603(JKS)
MARK ANTHONY ANDREOTTIS, II Chapter: 7
Judge: John K. Sherwood

NOTICE OF PROPOSED ABANDONMENT

Charles M. Forman, the chapter 7 trustee in this case proposes to abandon Property of the estate described below as being of inconsequential value. If you object to the abandonment, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party named below not later than 7 days before the hearing date.

Address of the Clerk:

United States Bankruptcy Court
District of New Jersey
P.O. Box 1352
Newark, NJ 07101-1352

If an objection is filed, a hearing will be held before the Honorable John J. Sherwood on March 31, 2020 at 10:00 a.m. at the United States Bankruptcy Court, Courtroom No. 3D. If no objection is filed, the abandonment shall take effect on entry by the clerk of a Certification of No Objection.

The Trustee proposes to abandon the Debtor's interest in GFY Homes, LLC and Praetorian Investor Services, LLC in which the Debtor holds a 50% interest on the basis that they are of inconsequential value and burdensome to the estate. GFY Homes, LLC owns real property located at 126 Pine Grove Terrace, Newark, New Jersey with a value of approximately \$100,000.

Liens on property:

The real property owned by GFY Homes, LLC is subject to various tax and municipal liens totaling approximately \$99,000.

Amount of equity claimed as exempt:

None claimed

Objections must be served on, and requests for additional information directed to:

Name: Kim R. Lynch, Esq.
Address: Forman Holt, 365 West Passaic Street, Suite 400, Rochelle Park, NJ 07662
Telephone No.: (201) 845-1000
Email: klynch@formanlaw.com

United States Bankruptcy Court
District of New JerseyIn re:
Mark Anthony Andreottis, II
DebtorCase No. 17-15603-JKS
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin
Form ID: pdf905Page 1 of 3
Total Noticed: 40

Date Rcvd: Mar 02, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 04, 2020.

db +Mark Anthony Andreottis, II, USP Lewisburg, Post Office Box 1000,
Lewisburg, PA 17837-1000

aty +Forman Holt, 66 route 17 North, First Fl, Paramus, NJ 07652-2672

aty +Maciag Law, LLC, 475 Wall Street, Princeton, NJ 08540-1509

cr +811 Willow Ave Condo Assoc., MBM Group, 215 Adams Street, Hoboken, NJ 07030-2598

intp +Katia Montresor, 811 Willow Ave., #1N, Hoboken, NJ 07030-2916

cr +Kearny Bank, C/o Durkin & Durkin, LLC, 1120 Bloomfield Ave, West Caldwell, NJ 07006-7138

intp +Kevin Murphy, 811 Willow Ave., #1N, Hoboken, NJ 07030-2916

cr +New Jersey Title Insurance Company, 2001 Route 46, Suite 310, Parsippany, nj 07054-1315

cr +OCWEN LOAN SERVICING LLC, 6409 Congress Ave Suite 100, Boca Raton, FL 33487,
UNITED STATES 33487-2853

cr +SN Servicing Corporation, Friedman Vartolo LLP, 85 Broad Street, Suite 501,
New York, NY 10004-1734

cr +Sanford Funding LLC, Deborah Feldstein, Esq., Pellegrino & Feldstein, LLC,
290 Route 46 West, Denville, NJ 07834-1239

cr +Travelers Insurance Co., c/o Law offices of David J. Finkler, P.C, 266 Harriston Road,
Suite 203, Glen Rock, NJ 07452-3321

517162017 +811 Willow Ave. Condo Association, c/o MBM Group, 215 Adams Street,
Hoboken, NJ 07030-2598

518304595 +811 Willow Avenue Condo Assoc., c/o Law Office of, Meaghan Tuohey, 10 Tilt Street,
Haledon, NJ 07508-1332

518301934 +CATIC Title Insurance Co., c/o William Levant, Kaplin Stewart Meloff Reiter & Stein,
910 Harvest Drive, 2nd Floor, P.O. Box 3037, Blue Bell, PA 19422-0765

517155924 +Deutsche Bank National Trust Company, Ocwen Loan Servicing, LLC,
Attn: Cashiering Department, 1661 Worthington Road, Suite 100,
West Palm Beach, FL 33409-6493

516715889 +Ditech Financial, 1100 Virginia Dr. #100A, Port Washington, PA 19034-3277

516951585 +Fidelity National Title Insurance Company, 2533 N 117th Ave, Omaha, NE 68164-3679

518301935 +Irene Andreotti, c/o Marianne Pagliaroni, 990 Cropwell Road, Cherry Hill, NJ 08003-1437

517382544 +Irene Andreottis, Attn: Marianne Pagliaroni, 990 Cropwell Road,
Cherry Hill, NJ 08003-1437

516715888 +Kearny Bank, 120 Passaic Ave, Fairfield, NJ 07004-3523

518304600 +Kearny Bank f/k/a Kearny, Federal Savings, c/o Durkin & Durkin LLC,
1120 Bloomfield Avenue, Caldwell, NJ 07007. 07006-7138

517362901 +Maciag Law LLC, Thaddeus R. Maciag, Esq., 475 Wall Street, Princeton, NJ 08540-1509

518301933 +Melissa Andreotti, 12 Stone Hedge Drive, Goshen, NY 10924-5410

516959772 +Ocwen, P.O. Box 24646, W. Palm Beach, FL 33416-4646

516959773 +PNC Bank, 1 PNC Plaza, 249 5th Ave, Pittsburgh, PA 15222-2707

517363607 +TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, C/O DAVID J. FINKLER, ESQ.,
266 HARRISTOWN RD, SUITE 203, GLEN ROCK, NJ 07452-3321

517038250 US Department of Education, PO Box 16448, St. Paul, MN 55116-0448

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg E-mail/Text: usanj.njbankr@usdoj.gov Mar 03 2020 01:02:18 U.S. Attorney, 970 Broad St.,
Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534

smg +E-mail/Text: ustpreion03.ne.ecf@usdoj.gov Mar 03 2020 01:02:15 United States Trustee,
Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100,
Newark, NJ 07102-5235

app +E-mail/Text: atkinsappraisal@aol.com Mar 03 2020 01:01:38 A. Atkins Appraisal Company,
122 Clinton Road, Fairfield, NJ 07004-2900

app +E-mail/Text: atkinsappraisal@aol.com Mar 03 2020 01:01:38 A. Atkins Appraisal Corp.,
122 Clinton Road, Suite 2A, Fairfield, NJ 07004-2900

auc +E-mail/Text: msklar@ajwillnerauctions.com Mar 03 2020 01:02:11 A.J. Willner Auctions, LLC,
PO Box 1012, Springfield, NJ 07081-5012

auc +E-mail/Text: msklar@ajwillnerauctions.com Mar 03 2020 01:02:11 AJ Willner Auctions LLC,
POB 1012, Springfield, NJ 07081-5012

517375875 +E-mail/Text: g20956@att.com Mar 03 2020 01:02:59 AT&T Mobility II LLC,
c/o AT&T Services, Inc., Karen A. Cavagnaro - Lead Paralegal, One AT&T Way Roo 3A104,
Bedminister, NJ 07921-2693

516820057 E-mail/Text: bankruptcy.bnc@ditech.com Mar 03 2020 01:01:36
Ditech Financial LLC fka Green Tree Servicing LLC, P.O. Box 6154,
Rapid City, South Dakota 57709-6154

516847141 +E-mail/Text: sbse.cio.bnc@mail@irs.gov Mar 03 2020 01:01:15 Internal Revenue Service,
PO Box 7346, Philadelphia, PA 19101-7346

517284197 +E-mail/Text: ustpreion03.ne.ecf@usdoj.gov Mar 03 2020 01:02:15 United State Trustee,
One Newark Center, Suite 2100, Newark, NJ 07102-5235

517463159 +E-mail/Text: usanj.njbankr@usdoj.gov Mar 03 2020 01:02:18 United States of America,
c/o United States Attorney's Office, 970 Broad Street, Suite 700, Newark, NJ 07102-2527

516865875 +E-mail/PDF: EBN_AIS@AMERICANINFOSOURCE.COM Mar 03 2020 01:16:33 Verizon,
by American InfoSource LP as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901

TOTAL: 12

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Total Noticed: 40

Date Rcvd: Mar 02, 2020

***** BYPASSED RECIPIENTS (continued) *****

***** BYPASSED RECIPIENTS (undeliverable, * duplicate) *****

518304597 Ditech Financial, c/o RAS Cintron.
518304601 Ocwen Loan Servicing, c/o RAS Cintron.
518304602 PNC Bank.
516966581 TBD
518304604 US Bank Trust National, Association as, Trustee of the Cabana, Series III Trust.,
c/o Freidman Vartollo LLP.
516966580 US Government
518304603 United States of America.
516878278* Ditech Financial LLC fka Green Tree Servicing LLC, P.O. Box 6154,
Rapid City, South Dakota 57709-6154
518304692 ##+Melissa Andreotti, 386 Brownstone Court, Wyckoff NJ 07481-2430
TOTALS: 7, * 1, ## 1

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 04, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 2, 2020 at the address(es) listed below:

Aleisha Candace Jennings on behalf of Creditor OCWEN LOAN SERVICING LLC ajennings@rasflaw.com
Alexandra T. Garcia on behalf of Creditor DITECH FINANCIAL NJECFMAIL@mwc-law.com,
nj-ecfmail@ecf.courtdrive.com
Alexandra T. Garcia on behalf of Creditor Ditech Financial LLC NJECFMAIL@mwc-law.com,
nj-ecfmail@ecf.courtdrive.com
Alexandra T. Garcia on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC
NJECFMAIL@mwc-law.com, nj-ecfmail@ecf.courtdrive.com
Andrew L. Spivack on behalf of Creditor DITECH FINANCIAL nj.bkecf@fedphe.com
Andrew L. Spivack on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC
nj.bkecf@fedphe.com
Andrew L. Spivack on behalf of Creditor Ditech Financial LLC nj.bkecf@fedphe.com
Carrie J. Boyle on behalf of Debtor Mark Anthony Andreottis, II cboyle@b-vlaw.com,
cvtullo@b-vlaw.com;cjbefcf@gmail.com;kgresh@mpadlaw.com;tegner@mpadlaw.com;djamison@mpadlaw.com;l
wood@mpadlaw.com;cgetz@mpadlaw.com;carrie.boyle@comcast.net;J.CR73128@notify.bestcase.com
Charles M. Forman cforman@formanlaw.com, lcapasso@formanlaw.com;cforman@iq7technology.com
Charles M. Forman on behalf of Trustee Charles M. Forman cforman@formanlaw.com,
lcapasso@formanlaw.com;cforman@iq7technology.com
David J. Finkler on behalf of Creditor Travelers Insurance Co. DFinkler.LawDJF@verizon.net,
finklerdr93613@notify.bestcase.com
Deborah T. Feldstein on behalf of Creditor Sanford Funding LLC dfeldstein@caplaw.net
Denise E. Carlon on behalf of Creditor PNC Bank NA dcarlon@kmlawgroup.com,
bkgroup@kmlawgroup.com
Eamonn O'Hagan on behalf of Defendant The United States of America eamonn.ohagan@usdoj.gov
Jennifer D. Gould on behalf of Creditor 811 Willow Ave Condo Assoc. jgould@stark-stark.com,
mdpietro@stark-stark.com
Jonathan C. Schwalb on behalf of Creditor SN Servicing Corporation
bankruptcy@friedmanvartolo.com
Kim R. Lynch on behalf of Plaintiff Charles M. Forman, as Chapter 7 Trustee
klynch@formanlaw.com, kanema@formanlaw.com
Kim R. Lynch on behalf of Trustee Charles M. Forman klynch@formanlaw.com, kanema@formanlaw.com
Laura M. Egerman on behalf of Creditor Ditech Financial LLC bkyecf@rasflaw.com,
bkyecf@rasflaw.com;legerman@rasnj.com
Laura M. Egerman on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC
bkyecf@rasflaw.com, bkyecf@rasflaw.com;legerman@rasnj.com
Laura M. Egerman on behalf of Creditor DITECH FINANCIAL bkyecf@rasflaw.com,
bkyecf@rasflaw.com;legerman@rasnj.com

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The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Meaghan Tuohey on behalf of Creditor 811 Willow Ave Condo Assoc. meaghan@2eklaw.com,
G19176@notify.cincompass.com
Michael A. Artis on behalf of U.S. Trustee U.S. Trustee michael.a.artis@usdoj.gov
Miriam Rosenblatt on behalf of Creditor OCWEN LOAN SERVICING LLC miriam.rosenblatt@mhllp.com,
mrosenblatt@rasflaw.com
Mitchell Malzberg on behalf of Interested Party Katia Montresor mmalzberg@mjmalzberglaw.com,
dlapham@mjmalzberglaw.com
Mitchell Malzberg on behalf of Interested Party Kevin Murphy mmalzberg@mjmalzberglaw.com,
dlapham@mjmalzberglaw.com
Murphy Durkin on behalf of Creditor Kearny Bank maresta@durkinlawfirm.com,
mdurkin@durkinlawfirm.com
Nicholas V. Rogers on behalf of Creditor Ditech Financial LLC nj.bkecf@fedphe.com
Nicholas V. Rogers on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC
nj.bkecf@fedphe.com
Nicholas V. Rogers on behalf of Creditor DITECH FINANCIAL nj.bkecf@fedphe.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov
United States Trustee USTPRegion03.NE.ECF@usdoj.gov
William J. Levant on behalf of Creditor New Jersey Title Insurance Company
efile.wjl@kaplaw.com
William J. Levant on behalf of Defendant New Jersey Title Insurance Company
efile.wjl@kaplaw.com
William J. Levant on behalf of Plaintiff CATIC Title Insurance Company efile.wjl@kaplaw.com
TOTAL: 35